



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 442 Cottingham Road, Hull, HU6 8QS

### No offers £175,000

BEAUTIFUL THREE BED SEMI - STYLISHLY PRESENTED THROUGHOUT - MOVE IN CONDITION - GARAGE - FRONT, SIDE AND REAR GARDENS - POPULAR HU6 LOCATION - CLOSE TO AMENITIES

Located on Cottingham Road in the popular HU6 area, this beautifully presented three bedroom semi detached property offers the perfect blend of style, space and convenience. Tucked away in a quiet residential spot, it's ideally positioned for access to a host of local amenities, excellent schools and strong transport links, making it a fantastic choice for families and professionals alike. Set on a generous and advantageous plot, this home benefits from off street parking, a garage and expansive gardens that wrap around the front, side and rear of the property.

The interior is stylishly finished throughout, starting with a welcoming entrance hall that leads into a bright and comfortable living room, ideal for cosy evenings in. A spacious dining room provides the perfect setting for family meals or entertaining guests, while the well appointed kitchen is both practical and modern.

Upstairs, the property offers three good sized bedrooms, all tastefully decorated, along with a modern family bathroom. Each bedroom provides ample space for furnishings, with the primary bedroom particularly well proportioned.

Externally, the property truly excels with superb gardens to the front, side and rear, offering ample space for alfresco dining, children's play or simply enjoying the outdoors in a private and peaceful setting. With a garage to the rear and off street parking, this is a standout home in a sought after location.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### ENTRANCE HALL

a stylish hallway with storage cupboard, stairs to first floor and door to...

### LIVING ROOM

*16'6 x 15'3 max (5.03m x 4.65m max)*

a spacious, beautifully styled living room with under stairs space, adjoining the...

### DINING ROOM

*9'4 x 8'0 max (2.84m x 2.44m max)*

a lovely dining room with bifolding door to the...

### KITCHEN

a good sized kitchen with a range of eye and base level units with complementing work surfaces, space for oven, overhead extractor fan, integrated fridge, integrated freezer, integrated washing machine and door to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

a fantastic primary bedroom with fitted units

### BEDROOM 2

another stylish spacious double room

### BEDROOM 3

a good sized third bedroom

### BATHROOM

a modern bathroom with low level w/c, sink basin with vanity unit, panelled bath with overhead shower attachment, with tiles to splash back areas

### OUTSIDE

a fantastic rear garden, mainly laid to lawn with gravelled plant border, enclosed by brick wall and garage.

The property also boasts lawned front and side gardens, enclosed by iron railing with gate

### GARAGE

a single garage with power supply

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### DOUBLE GLAZING

The property has the benefit of double glazing.

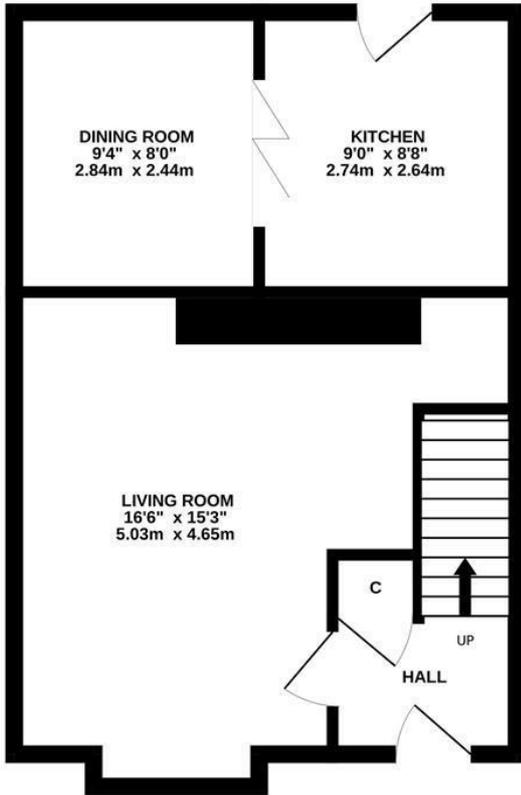
### TENURE

Symonds + Greenham have been informed that this property is Freehold.

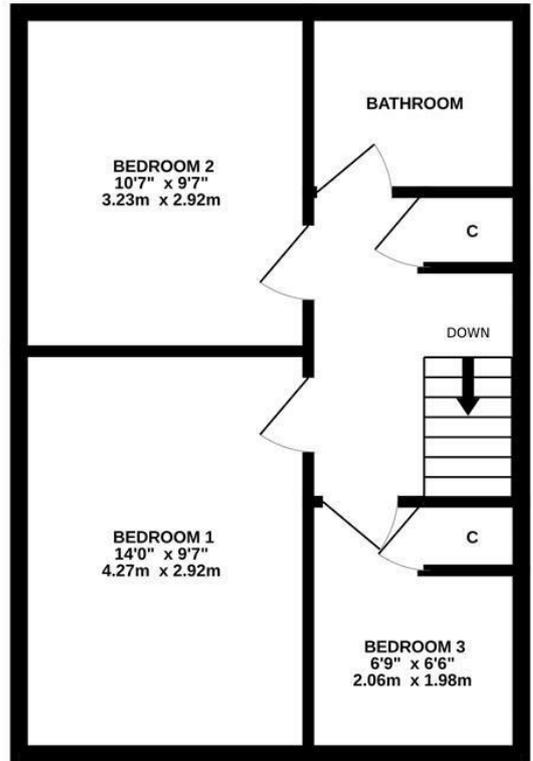
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

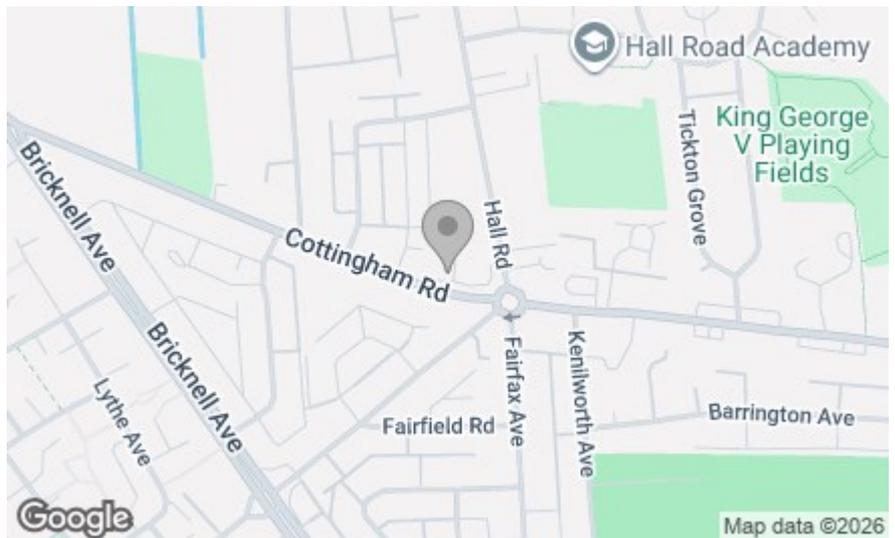
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	<b>85</b>
<b>57</b>	

Very energy efficient - lower running costs  
 (82 plus) **A**  
 (81-81) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (82 plus) **A**  
 (81-81) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC